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ESTATE AGENTS



## White Lane Close

Sturminster Newton, DT10 1EJ

Set within walking distance of amenities with Garage & Driveway for several vehicles, offering the perfect canvas for setting up your perfect home with three spacious reception rooms and two double bedrooms; this property offers flexibility and scope to push out STPP.

**Offers Over £390,000 Freehold**

Council Tax Band: E

# White Lane Close

Sturminster Newton, DT10 1EJ



- Scope for improvement
- Corner Plot
- Three Reception Rooms
- Single level living
- Garage and parking
- Twin Double Bedrooms
- Near to amenities
- Great size garden

## Description

Welcome to this charming twin double-bedroomed bungalow nestled on a spacious corner plot, awaiting your personal touch to bring it into the modern era. Situated in a desirable position within a short level walk of amenities, this property offers endless potential for those with a vision for transformation.

As you approach, you'll be greeted by a generously sized driveway capable of accommodating several vehicles, providing ample parking space for you and your guests. The presence of a garage further adds to the convenience and practicality of this home, offering secure storage for your vehicles or additional belongings.

Stepping inside, you'll find a cozy living space that serves as the heart of the home, awaiting your creative flair to rejuvenate its charm. The layout includes two well-proportioned bedrooms, offering comfortable accommodation for individuals, couples, or small families. With some modernization, these spaces can be transformed into tranquil retreats to unwind after a long day.

The kitchen, although in need of updating, presents a fantastic opportunity to design your culinary sanctuary, tailored to your taste and lifestyle. Adjacent to the kitchen, a dining area provides the perfect setting for enjoying meals with loved ones or entertaining guests. Beyond the dining room is a garden room which could serve as additional living quarters or serve as a great third reception area for afternoon tea.

Outside, the expansive corner plot offers endless possibilities for outdoor living and landscaping enthusiasts. Whether you envision a lush garden oasis, a vibrant outdoor entertaining area, or a tranquil retreat, this blank canvas eagerly awaits your imagination.

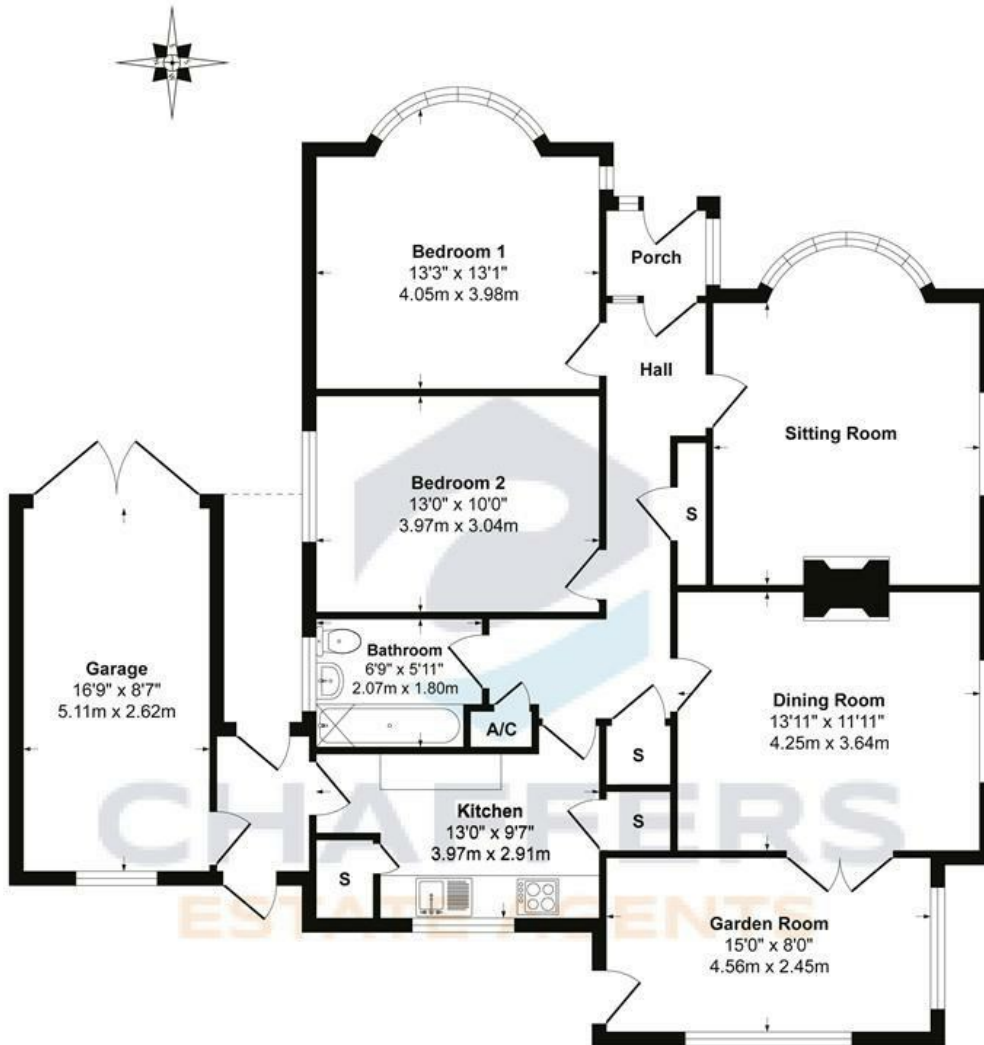
## Situation

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles, and the A303 approximately 15 miles.



# Floor Plan

White Lane Close Sturminster Newton, Dorset, DT10



**Floor Plan**  
**Approximate Floor Area**  
**1,253 sq. ft**  
**(116.44 sq. m)**

**Approximate Gross Internal Floor Area 1,253 sq. ft / 116.44 sq. m**

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	